



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson, AICP
Planning Director

ZONING ADMINISTRATOR
AGENDA
June 4, 2008

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the Board Chambers, Squaw Valley Public Service District, 305 Squaw Valley Road, Olympic Valley. Due legal notification of these applications was given to the interested public agencies, County Department, and to property owners within 300 to 400 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 581-6280. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

1:30 P.M. PCPM T20070434 Timilick Tahoe Community – Emard
MC

Emard Development Corporation requests the approval of:

- Final Subdivision Map Modification for the reduction of the recorded side yard setback, and a
- Variance for the reduction of the side yard setback requirement from 15 feet from the west side property line to 12 feet from the property line in order to construct a 14 square foot bear bin enclosure.

The project is located on a 1/3 acre parcel on the north side of Chaparral Court, approximately 0.2 miles from the intersection of Timilick Drive and Valmont Trail. The project site is zoned RS-B-X 20 AC. MIN. PD=1.5 (Residential Single Family, combining Building Site Size of 20,000 sq. ft. minimum, Planned Development of 1.5 units per acre). The Assessor Parcel Number is 107-040-032.

1:45 P.M. PMPB/PVAA T20080069 Skyline Water Pump Station Replacement
SW

Talmont Resort Improvement District requests approval of:

- A minor use permit for the construction of a replacement water pump station building adjacent to the existing water pump station building to be abandoned. The existing pump station does not meet current fire protection standards, health department regulations, and water works standards. The pump station will be located on a concrete block construction about 13 feet by 17 feet. Construction is anticipated to last approximately six months.
- A Variance for the construction of the water pump station building within the 25 foot front yard setback.

The subject property is located on a 0.1186 acre parcel on the west side of Skyline Drive, between the intersection of Tahoe Park Heights Drive and Clearview Court in the Talmont area. The project site is zoned residential (Plan Area Statement 168 Talmont Residential). The Assessor Parcel Number is 083-263-013.

2:00 P.M. SB PVAA T200802518 Sonneberg Carport

The applicant requests the approval of a variance to the front setback requirement of 45 feet from the centerline of Hillcrest Drive, allowing for a setback of 35 feet from structure (34 feet to eaves) in order to allow for the construct of a carport addition.

Located on a 11,459 square foot parcel on the south side of Hillcrest Ave., west of Bristlecone Street. The project site is zoned PAS- 008 - Lake Forest Residential. The Assessor Parcel Number is 093-032-023.

2:15 P.M. MC PVAA T20080237 King Covered Walkway

The applicant requests the approval of a Variance to the front setback requirement of 20' from property line to allow for a setback of 10' from property line in order to construct a covered walkway.

The project is located on a 1/3 acre parcel on the south side of Upper Bench Road, approximately 0.4 miles from the intersection of Upper Bench Road and John Scott Trail in the Alpine Meadows area. The project site is zoned RS (Residential Single Family). The Assessor Parcel Number is 095-352-006.

2:30 PM JE PVAA T20080199 Chalon Driveway

The applicant requests approval of Variances to the front setback requirement of 20 feet from the front property line allowing for a setback of zero feet (25 feet from the centerline of Dinah Road) for the purposes of constructing a driveway connection (steel construction and required retaining walls) to a proposed garage and related walkway access to the residence

The subject property is located on a 11,700 square foot parcel on the east side of Dinah Rd., between the intersection of Old County Road and Nightingale Road. The project site is zoned Cedar Flat Residential (Plan Area Statement 014). The Assessor Parcel Number is 092-084-001.